

PROMINENT RETAIL UNIT TO LET

MANCHESTER UNIT B3, MOSLEY STREET, CITY TOWER



Location

Piccadilly Gardens in one of Manchester's main public squares and a central transport hub, with an annual passing footfall in excess of 22 million. The area benefits from a diverse offering of retail, leisure and business uses centred onto the central green space with proposed plans for improvements to the public realm.

City Tower is a landmark Manchester office building which has benefitted from substantial investment in recent years. The subject premises occupy a prominent position below City Tower fronting Mosley Street. The subject property is well positioned between Gong Cha Café and Flight Centre. Other nearby occupiers including Marks & Spencer Food, Lidl, NUDO, Franco Manca and The Alchemist.

Starbucks, Philpotts, Grill on New York Street and Tesco also trade within the scheme.

SAVILLS MANCHESTER

Belvedere, 12 Booth Street
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savills.co.uk

The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 's' and 'i' in red and the 'a', 'v', 'i', 'l', 'l', 's' in black. The logo is set against a yellow rectangular background.

Accommodation

The property comprises a well configured retail sales area to ground floor. Servicing is undertaken via a service yard and car park to the rear of the building.

We understand the ground floor comprises the following approximate floor area:

Ground	81.85 sq m	881 sq ft
Floor:		

Rent

£45,000

Service Charge

The service charge payable for the current year is £4,405.

Tenure

The premises are available by way of a new FRI lease for a term to be agreed. The rent will be subject to 5 yearly rent reviews.

Rates

Rateable Value: £33,250

(Interested parties are advised to make enquiries with the Local Authority)

EPC

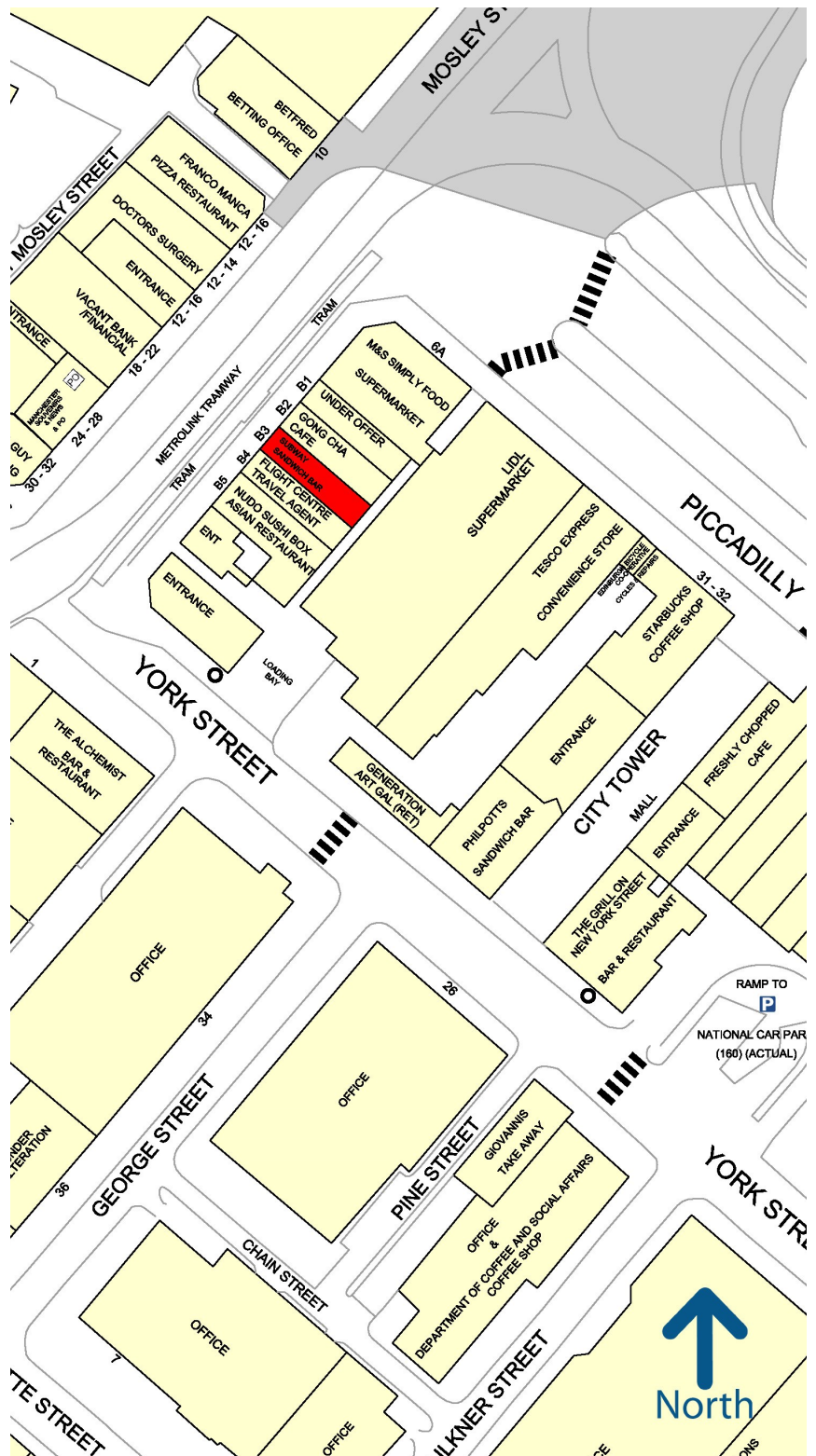
Available on request.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Further Information & Viewing

Further Information & Viewing upon request. Viewing strictly by appointment with Savills.



Contact

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